

City of Rainier
Regular City Council Meeting
February 5, 2018
7:00 PM
Rainier City Hall

Mayor Cole called the meeting to order at 7:08pm

Council Present: Mike Kreger, Jenna Weaver, Steve Massey, Robert duPlessis, James Bradfield

Council Absent: Sloan Nelson

City Staff Present: Debra (Debbie) Dudley, City Administrator/Finance Director/Recorder; Gregg Griffith, Police Chief

City Attorney Present: No

Flag Salute

Additions/Deletions from the Agenda: Addition of executive session, Massey moved to add an Executive Session to the Agenda, Kreger 2nd to adding an Execution Session to the Agenda-**motion passed unanimously**

Mayor's Address: Mayor Cole read the name of a fallen soldier since the last time Council met and a moment of silence was observed.

Mayor Cole thanked the Police Officers for the HOPE fundraiser. Chief Gregg Griffith shared on the success of the Donut Day Fundraiser and Bert from HOPE thanked the Police Officers for their efforts.

Consider Approval of the Consent Agenda:

Consider Approval of the January 2nd Work Session Minutes. Kreger moved, Massey 2nd to approve the Work Session Minutes as presented- **motion passed unanimously**

Consider Approval of the January 2nd Regular Meeting Minutes-Kreger moved, Massey 2nd to approve the Regular Meeting Minutes as presented-**motion passed unanimously**

Approve Financials- Weaver questioned Dollywood check and Debbie explained it was a monthly free book program for children under 5. Kreger moved, Massey 2nd to approve Financials as presented-**motion pass unanimously**

Unfinished Business:

a. Affordable / Senior Housing- Debbie met Mario Rodriguez and another possible investor and they are doing a feasibility study. Debbie stated the original site that was identified was too narrow but they are looking at another site in the same area and that an architect is working on some preliminary designs. Debbie noted they are looking at approximately 40 assisted living units and 14 memory care units.

b. 'A' Street Update- Mayor Cole noted 'A' Street project is still moving forward, no new updates

c. 'A' Street Plaza Update- Debbie stated it is moving ahead and the plans are about 95% complete. Mayor was looking at possible bench options and will choose at a later date. Debbie stated we have a project manager, Thomas Merrill, working on the 'A' Street project. duPlessis asked if all the property owner agreements were completed and Debbie stated no, but they should be forthcoming. Mayor Cole stated the agreement with the Port was being rewritten, the Eagles agreement was agreed upon and Sloan Nelson's was negotiated with an outside entity (non-council members). duPlessis inquired about a possible start date and Debbie stated potentially April. It was noted that the 'A' Street Project will start around July.

New Business:

a. Consider Request by Laurelwood Water Association- Mayor Cole stated he met with the Laurelwood Water Association and had a tour of their operation. Bob Barnes of the water association passed out a handout explaining the history of the Laurelwood Water Association and that it was operated by volunteers until 2009 and then they made an agreement to have Hiland Water of Newberg, Oregon help operate the water system. Bob explained that Hiland has recently requested they turn the ownership over to them or have the association sign a limited services agreement. Bob stated it is a small system with 22 residents on the line and the two sources of water are a spring and a well. Bob stated their goal is to find a more secure future for the system as their real problem is not the plant or operation, but that they have an aging organization. Bob stated the association would like to see if the City of Rainier would be interested in acquiring the Laurelwood Water Association. Bob referenced the handout showing the possible added income, no up-front costs to the City and that it requires minimal time to operate. Mayor Cole stated

that there really isn't much that makes up the system and it wouldn't cost anything to look into and see if the City is interested or not. Mayor recommended having James Bradfield (Public Works Liaison) take a look at the system and provide feedback to the Council. Bob stated the system requires very little time to operate and maintain and the testing requirements are minimal. Debbie asked how long the system has been in place and Bob stated he thought probably since the 1940's. After further discussion, it was decided that Jim Bradfield would look at the system and a decision would be made within two weeks.

b. Consider Approval of Resolution #18-02-01 Affirming Water Rates.

Debbie explained the next five resolutions are updating the City's prior resolutions and reflect a zero percent rate increase based on the financial solvency of the Enterprise Funds. Debbie noted this resolution would be in effect and not expire until they pass a resolution with new rates. Mayor Cole noted that this means the rates did not go up. Kreger moved, Massey 2nd to approve Resolution #18-02-01 as presented-**motion passed unanimously.**

c. Consider Approval of Resolution #18-02-02 Affirming Water Rates

Outside the City Limits. Kreger moved, Massey 2nd to approve Resolution #18-02-02 as presented. An explanation for outside rates was asked and Debbie note that the consumption is the same but the meter rate fee is double. Mayor Cole asked how many outside customers there are and Debbie noted about 5-**motion passed unanimously**

d. Consider Approval of Resolution #18-02-03 Affirming Residential Sewer Rates Outside City Limits. Kreger moved, Massey 2nd to approve Resolution #18-02-03 as presented-**motion passed unanimously**

e. Consider Approval of Resolution #18-02-04 Affirming Sewer Rates.

Kreger moved, Massey 2nd to approve Resolution #18-02-04 as presented -**motion passed unanimously**

f. Consider Approval of Resolution #18-02-05 Affirming Commercial Sewer Rates. Kreger moved, Massey 2nd to approve Resolution #18-02-05 as presented-**motion passed unanimously**

g. Consider Approval of Resolution #18-02-06 Authorizing DEQ Loan.

Kreger moved, Massey 2nd to approve Resolution #18-02-06 as presented. How much was asked, Mayor Cole state \$656,710. Debbie stated currently and that is the engineers estimate, we have not actually gone out to bid- **Motion passed unanimously**

h. Acknowledge the Development and Implementation of a Fiscal Sustainability Plan and Certification. Debbie noted this is a requirement of the DEQ loan that we have to commit to a development and implementation of a sustainability plan. Massey moved, Kreger 2nd to acknowledge the Development and Implementation plan as presented- **motion passed unanimously**

i. Consider Approval of Agreement with Hadaller Logging as Recommended by CRB Forestry. Mayor Cole affirmed that Byron has never done us wrong and if he recommends it, it is probably a good thing and that Hadaller has worked for the City for a long time Massey moved, Kreger 2nd to approve the Agreement with Hadaller Logging-**motion passed unanimously**

j. Appoint 2018-2019 Budget Officer. Mayor Cole noted that Debbie is typically appointed to this position. Massey moved, Kreger 2nd to appoint Debbie Dudley to the 2018-2019 Budget Officer position.

Staff Reports: Debbie stated that CHAZ? Homeland Security had toured the Water Plant and provided more recommendations. Debbie noted that they had talked about holding off on hiring Global Security until they had heard from CHAZ? to give further recommendations. Debbie stated he also recommended a diesel warmer in the tank to extend the life of the generators, and he also said it was not a good idea to let contractors park in the Water Plant facility. He also recommended offsite data storage.

Council Reports: duPlessis stated the Clatskanie PUD was contacted and they agreed they could set up power to light up the Obelisk coming into Rainier. duPlessis noted that the Obelisk could use a cleaning and some paint. duPlessis stated he talked to the local Boy Scouts and they may help out with the cleaning and repainting of the sign. Mayor Cole noted the sprinklers also need to be put on a timer and repair the sprinklers if needed. Bradfield talked about the status on the heating and air conditioning and that he had talked to them (Felton's) about a new bid after they re-scoped the project needs. Debbie stated she would reach out to them. Bradfield asked if we were receiving water from the Reservoir yet, Debbie stated no but we will be shortly as we need to finish

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modifications. Bradfield recommended that we still can pull water through the system to make sure everything running right.

City Calendar/Announcements:

Regular City Council Meeting is March 19th 2018 at 7pm

Executive Session: ORS 192.660 (2) (h) to consult with counsel concerning legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Cole adjourned Regular meeting City Council Meeting at 8:43pm

Mayor Cole

Debra Dudley, City Administrator /Finance
Director/Recorder